

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4656/P	Daniele Mattogno	02/11/2019 15:51:00	OBJ	<p>I am writing on behalf of all the flats in 98 and 100 Canfield Gardens, and, as a company secretary, on behalf of 98-100 Canfield Gardens LTD.</p> <p>You will find below our comments on how the rear dormer extension of 96 Canfield Gardens, NW6 3EE (application number: 2019/4656/P), will negatively impact privacy, amenity and outlook of the adjacent properties and of the property itself.</p> <p>-Comments on loss of amenity- There will be unacceptable overlook and privacy issues caused by the rear dormer extension.</p> <p>The rear dormer windows of 96 Canfield Gardens will have a full direct view into the master bedroom of flat 3, 98 Canfield Gardens from a distance of less than 5 meters as the building of 98 Canfield Gardens is longer and at 90 degrees with 96 Canfield Gardens. The master bedroom of flat 3 at the moment it is not subject to any overlooking.</p> <p>For the same reasons above, there will be full overlooking, direct and from above and from a very short distance of flat 2 master bedroom by the rear dormer in 96, creating a complete lack of privacy. The overlooking of flat 1 and the view of flat 4 from below will affect the privacy of their occupants as well.</p> <p>Conversely, the dormer itself would suffer from an unacceptable degree of overlooking and direct view from flat 4, flat 3 and flat 2. Those flats would have a complete view inside all the large dormer windows from a very close distance.</p> <p>In our opinion, the loss of privacy of the master bedrooms of the flats in 98 Canfield Gardens will be of a disproportionate amount and certain to affect the quality of life of occupants.</p> <p>-Comments on outlook- The building of the planned extension is part of a group of three identical terraced houses with identical characteristics and an unbroken run of roofs.</p> <p>There is NOT an established form of roof addition to this group of buildings; therefore the rear dormer will interrupt an unbroken roofscape and its architectural style would be undermined by any addition at roof level.</p> <p>We noticed from the drawings that the windows of the dormer are NOT aligned with windows on the lower floors and are NOT of a size that is clearly subordinate to the windows below.</p> <p>Large double glazed door/windows with metal railings currently do NOT exist on the lower floor of the building or on the other identical building next to it.</p> <p>In our opinion, the rear dormer would dominate the roof plane and would be unsympathetic and out of scale and proportion with the host building.</p> <p>I would like to point out that rear dormer, even if at the back of the building, is in full view of many gardens and buildings of Priory road (east side), Compayne gardens (south side) and of 90, 92 94 and 98 Canfield Gardens. The rear dormer, as mentioned above unsympathetic with the building itself and altering the aspect</p>

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of the unbroken roofscape of identical buildings, would affect negatively the outlook of the aforementioned properties in the area.

In conclusion, we think that the rear extension will cause an unacceptable loss of privacy and of outlook to the adjacent properties.

We can provide pictures from the flats in 98 Canfield Gardens to support our comments and objections to the planned extension in 96 Canfield Gardens if needed.

We look forward to hearing from you.

Thank you in advance for your consideration.

Yours Faithfully,

Daniele Mattogno, Flat 3, 98 Canfield Gardens and company secretary of 98-100 Canfield Gardens Ltd.  
Sheila Myers, flat 1 98 Canfield Gardens  
David Yellon, Flat 2 98 Canfield Gardens  
Simon Collins, Flat 4 98 Canfield Gardens  
Anita Cheun-sing, 100 Canfield Gardens

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